

Final Meeting Minutes
MSR HOA Regular Board Meeting
March 20, 2023; 7 PM MST via Zoom

Meeting called to order at 7:07 PM MST

In attendance:

- Board members: Chris Fedrizzi, Cyndie Rippy, Jennifer Tomsen, Tim O’Sullivan and Louisa Morrissey
- Community members: Michael Green (Lot 14), Tim Hasselmann (Lot 7), Jeff Fedrizzi (Lot 3), Carrie Clark/Mike Freeman (Lot 18).

Community member comments:

- There were no community member comments

Approval of meeting minutes from February 13, 2023:

- Cyndie Rippy motioned to approve the minutes. Jennifer Tomsen seconded the motion. The motion was approved by all Board members present.

Treasurers report:

- Four lots have yet to pay annual dues. Cyndie Rippy will follow up with the lot Owners.
- There are not much funds left to spend in the legal budget.
- Snowplowing the main road has cost \$31,624. The last bill was February 24th.
 - We will probably have one more bill for plowing for the spring.
- There is only \$16,000 left in the road budget.
 - We will need to pay for plowing in the fall before December.
 - It will be important to prioritize the needs for the road maintenance for the summer.

Discussion regarding road budget:

- The community approved an increase in dues for 2023 at the Annual meeting in November of 2022. This is included in the current budget.
- In past years the plowing costs averaged about \$16,000 compared with \$31,000 this year. It has been a big snow year and a long winter/spring.
 - The charges from Walters Company are very reasonable and still less than what another company would charge.
 - Walters Company keeps all of the heavy equipment available 24/7 in Mountain Springs Ranch which saves the community on trip charges and has the equipment available at all times.
- The Road Committee needs to come up with a prioritized plan and budget for the summer road maintenance.
- Timeline for road budget:
 - Road Committee will examine the road soon once it has melted off. The date and time will be announced to the community.
 - Road Committee will make a prioritized list of needed maintenance for the summer, research the costs and bring a proposed budget before the Board.

- Shall the Board make a request from community members and neighbors for a suggested donation of \$500 to fund road projects for the summer?
 - *Special thanks to Chris Jermaine and Jennifer Tomsen for their recent \$1000 donation to the road!*
 - A handful of neighbors who are not MSR members traditionally donate to the road maintenance funds every year. *Thank you to Jeff and Vicky Velasquez, Austin Cavanaugh, Dave DuMais and Delaneys!*
 - Chris Fedrizzi volunteered to contact other neighbors regarding donations to the road maintenance.
 - Tim Hasselmann noted that there should be a donation from the new owners of the Black Bear Ranch.
- Tim Hasselmann, Walters Company employee and plow operator, clarified that as we go through spring, he will first drive the road to assess if plowing is absolutely necessary. He is an MSR homeowner as well and appreciates the need to be as frugal as possible.

Committee Reports:

- Road Committee:
 - Tim Hasselmann noted that the main road is melted out (for now) and is looking good.
 - John Rippy has excess road material and will consult Ed Walters and Tim Hasselmann to see if it could be used on the road. *Thank you John!*
 - Chris Fedrizzi offered to donate 15 loads of road base and coordinate with Matt Graham regarding transport. *Thank you Chris for the donation!*
 - Tim Hasselmann volunteered his time to help with materials transport on the road. *Thank you Tim!*
 - Culverts and ditches:
 - The funds spent last summer to clear the culverts were well spent and will help the road to have less damage from water.
 - The ditches and culverts need to be checked again this spring and possibly cleaned.
- Fire Committee ongoing projects:
 - Newsletter.
 - Red Flag Warning program.
 - Signs to direct MSR residents to the Fire escape route on the Rippys property.
 - Complete the Alert Wildfire Detection Camera project.
 - Continued research into MSR incorporation into the Glenwood Springs Fire Protection District.
 - The Fire committee is reviewing the requirements for inclusion into the Fire Protection District and would like to make a presentation to the HOA Board at its next meeting.
 - *The Fire Committee would like to extend a big thanks to Jennifer Tomsen for her review and help!*
 - Broadening community outreach and involvement.

- Chipper Day
- Grants and Funding

The Committee has made contact with the new personnel at the BLM and CSFS and is looking forward to continued work together.

The Committee plans to hold its next meeting in April.

- Habitat Committee: There was no report from the Habitat Committee.

Gate:

- Gate bottom and clearance.
 - The clearance between the bottom of the gate and the ground is small and the gate often gets stuck in the snow if the area is not shoveled out.
 - Note: two shovels that have been kept at the gate are now missing.
 - Tim Hasselmann has talent and experience in welding and has volunteered to cut off the bottom of the gate.
 - Discussion:
 - The ½ inch flat bar will be the new bottom.
 - This should not affect the structural integrity of the gate. Tim can weld on anything needed for stability.
 - It will not affect the hinges.
 - Louisa Morrissey made a motion to ask Tim Hasselmann to cut the bottom off of the gate. Cyndie Rippy seconded the motion. The motion was approved by all Board members present.
- Gate company:
 - Gary Starr researched other gate companies and found that Overhead Door Company's rates are about half of the current company (Vision Security).
 - Cyndie Rippy made a motion to change the MSR gate company to Overhead Door. Chris Fedrizzi seconded the motion. The motion was approved by all Board members present.

Plowing policy and insurance:

- Cyndie Rippy contacted the MSR insurance agent at State Farm to inquire about the insurance required from the private plowers as stated in the current policy. The agent stated that the insurance was a good idea but insuring tractors has proven to be a problem.
- Discussion:
 - Some insurance companies can cover tractors under an umbrella policy
 - Cannot get or afford an umbrella policy without a home or if the home is under construction.
 - State Farm will not insure implements to the amount of the HOA requirement.
 - Members need to be able to do what they need to do to have access to their homes in the winter. Tractors with blowers have proven very valuable especially in a big winter.

- Can the policy recommend but not require insurance? Would the HOA insurance company be ok with that language?
- Do we need to do more research into this?
- Louisa Morrissey made a motion to modify the plowing policy language in section 3e to state that it *recommended* that member operators carry insurance of \$500,000 general liability per occurrence and \$250,000 automobile liability per occurrence. Cyndie Rippy seconded the motion. The motion was approved by all Board members present.

Documents Review:

- Survey results:
 - Should the covenants prohibit subdivision?
 - Yes: 58.6%
 - No: 41.4%
 - Should the covenants require cabins to conform to building codes?
 - Yes: 67.9%
 - No: 32.1%
- The Board decided to discuss these results and any revisions to the covenants at a work meeting on April 3, 2023 via Zoom.
- Tim Hasselmann has several piles of brush that he has been waiting to burn. The current covenants prohibit open burning of any kind. The new covenants allow open burning under stipulations for safety. He asked about the timeline for the documents to be sent again for a vote and is worried that he will run out of time to burn his piles. He was encouraged to apply for a variance in order to burn his current piles.

Old/New business:

- Sign at the bottom of the road:
 - Change “primitive road” to 4WD/AWD access recommended.
 - In winter chains recommended on all commercial vehicles and vehicles towing trailers.
 - Chain up area 300 feet ahead.
 - Vehicle recovery at vehicle owner’s expense.
 - Proceed with caution.
 - Suggest that fines will/may be imposed?
 - MSR owns the access to the road so say “access: instead of “road”
 - Tim Hasselmann volunteered to help Cyndie Rippy with the language.

Meeting Adjourned:

- Cyndie Rippy made a motion to adjourn the meeting. Chris Fedrizzi seconded the motion. The motion was approved by all Board members present.
- Meeting adjourned at 8:25 pm MST.